

ORDER OF AN EXECUTIVE OFFICER CLOSED FOR TENANT ACCOMMODATION PURPOSES ORDER TO VACATE

To: Vivek Tanwar
“the Owner”

AND

Varun Batra
“the Owner”

And To: All Occupants of the following Housing premises:

RE: Those housing premises located in Lethbridge, Alberta and municipally described as:
717 5 Street S – Basement Unit

WHEREAS I, an **Executive Officer** of **Alberta Health Services**, have inspected the above noted premises pursuant to the provisions of the **Public Health Act**, RSA 2000, c. P-37, as amended;

AND WHEREAS such inspection disclosed that the following conditions exist in and about the above noted premises which are or may become injurious or dangerous to the public health or which might hinder in any manner the prevention or suppression of disease, namely:

- a. The steps to the primary basement entry were in extremely poor condition. Portions of the step had broken off entirely, other portions were pulling off and loose, and multiple steps sunk in significantly when pressure was placed on them.
- b. There was no railing on the steps to the primary basement entrance.
- c. The primary entry door was in poor condition. The doorknob had completely broken off on the inside, the latch bolt was stuck inside the door mechanism, and the strike plate did not appear to be in the proper position to allow adequate latching.
- d. The door lock on the primary entrance door was very difficult to lock or unlock from outside.
- e. There was weatherproofing concerns with the primary entrance door. When the door was in the closed position, daylight was clearly visible in the top corner. In addition to this, the window on the door was composed of a single sheet of plexiglass.
- f. The secondary kitchen was having major plumbing issues. Water appeared to be coming up through the floor.
- g. The floor, walls and base of the cupboards were all soaked, and water damaged from the water issues.

- h. There were missing floor tiles in the secondary kitchen.
- i. The electric fireplace in the bedroom appears to have been partially pushed out from the back side.

AND WHEREAS such inspection disclosed that the following breaches of the Public Health Act and the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards exist in and about the above noted premises, namely:

- a. The steps to the primary basement entry were in extremely poor condition. Portions of the step had broken off entirely, other portions were pulling off and loose, and multiple steps sunk in significantly when pressure was placed on them, which is in contravention of section III(3)(c) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, rails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- b. There was no railing on the steps to the primary basement entrance, which is in contravention of section III(3)(c) of the Minimum Housing and Health Standards which states that: Inside or outside stairs or porches including all treads, risers, supporting structural members, rails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design.
- c. The primary entry door was in poor condition. The doorknob had completely broken off on the inside, the latch bolt was stuck inside the door mechanism, and the strike plate did not appear to be in the proper position to allow adequate latching, which is in contravention of section III(2)(b)(i) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.
- d. The door lock on the primary entrance door was very difficult to lock or unlock from outside, which is in contravention of section III(3)(a) of the Minimum Housing and Health Standards which states that: Exterior windows and doors shall be capable of being secured.
- e. There were weatherproofing concerns with the primary entrance door, which is in contravention of section III(2)(b)(i) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.
- f. The secondary kitchen is having major plumbing issues. Water appeared to be coming up through the floor, which is in contravention of section IV(6)(a) of the Minimum Housing and Health Standards which states that: The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition.

- g. The floor, walls and base of the cupboards were all soaked and water damaged from the water issues. which is in contravention of section III(1)(c) of the Minimum Housing and Health Standards which states that: Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced.
- h. There were missing floor tiles in the secondary kitchen, which is in contravention of section III(5) of the Minimum Housing and Health Standards which states that: All walls, windows, ceilings, floors, and floor coverings shall be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.
- i. The electric fireplace in the bedroom appeared to have been partially pushed out from the back side which is in contravention of section 5(2) of the Housing Regulation which states that: No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease.

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

- 1. That the occupants vacate the above noted premises on or before **October 17, 2025**.
- 2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Remove and replace the damaged steps in the back entry way.
 - b. Install a railing on these steps.
 - c. Replace the primary door into the basement suite and ensure this door closes and latches properly. Alternatively, replace and repair all aspects of the doorknob mechanisms.
 - d. Ensure the locking hardware works as intended.
 - e. Ensure the primary door to the basement suite is sufficiently weatherproof (eg. replace plexiglass with double pane glass and install additional weather stripping).
 - f. Address all plumbing concerns.
 - g. Ensure all water affected materials are dried out as fast as possible. Any materials that are damaged and/or mouldy need to be removed and replaced.
 - h. Ensure that the flooring of the kitchen is in good condition.
 - i. Ensure that the electric fireplace is re-installed and secured into the wall.

3. That until such time as the work referred to above is completed to the satisfaction of an Executive Officer of Alberta Health Services; the above noted premises shall remain closed for tenant accommodation purposes.

The above conditions were noted at the time of inspection and may not necessarily reflect all deficiencies. You are advised that further work may be required to ensure full compliance with the Public Health Act and regulations, or to prevent a public health nuisance.

DATED at Lethbridge, Alberta, October 1, 2025

Confirmation of a verbal order issued to Tenant and Vivek Tanwar on September 26, 2025.

Executive Officer
Alberta Health Services

You have the right to appeal

A person who a) is directly affected by a decision of a Regional Health Authority, and
 b) feels himself aggrieved by the decision

may appeal the decision by submitting a Notice of Appeal form within ten (10) days after receiving the order to:

Public Health Appeal Board
c/o Central Reception
Main Floor, ATB Place North Tower
10025 Jasper Avenue NW
Edmonton, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <https://www.alberta.ca/public-health-appeal-board.aspx>

A Notice of Appeal form may be obtained by contacting the Public Health Appeal Board or visiting their website.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or
<https://www.alberta.ca/alberta-kings-printer.aspx>.

Health Legislation and regulations are available for purchase. Please contact Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or
<https://www.alberta.ca/alberta-kings-printer.aspx>.

Copies of standards are available by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

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<https://www.ahs.ca/eph>